

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA&UD Department - GHMC – Exclusion of Prashasan Nagar Co-operative House Building Society, Jubilee Hills from the purview of G.O.Ms.No.623 MA dated:08.09.2008 – Amendment - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No. 82

Dated:21.02.2011

Read the following:-

1. G.O.Ms.No.86, MA dated:03.03.2006
2. G.O.Ms.No.623, MA dated:08.09.2008
3. Commissioner, GHMC Letter No.4/TPS/GHMC/ 2011/109 dated:18.01.2011.

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ORDER :

Government vide reference 1st cited have issued Revised Common Building Rules, 2006 applicable to Hyderabad Municipal Corporation area and rest of HUDA area. As per the Rule-5(g) of the said rules “in case of Banjara Hills – Jubilee Hills area covered by Block-1 & 2, and part of Block No.3 of Ward No.8, Municipal Corporation of Hyderabad area, the building restrictions imposed vide G.O.Ms.No.601 MA dated:05.11.1988 read with G.O.Ms.No.423 MA dated:31.07.1998 would be applicable”.

2. The Commissioner, GHMC vide reference 3rd cited has informed that, Government earlier in the year 1998 have framed special regulations to the Banjara Hills and Jubilee Hills area covered by Block No.1, 2 and part of Block No.3 of Ward No.8 of erstwhile MCH area. As per the Said regulations, the maximum permissible height of any residential building in the said area is 10mtrs. Same regulations have been stipulated in G.O.Ms.No.423 MA dated:31.07.1998 and G.O.Ms.No.86 MA dated:03.03.2006. Subsequently Government have partly amended the above special regulations vide G.O.Ms.No.623, MA dated:08.09.2008 and permitted individual residential buildings upto 15mtrs height in plots abutting minimum 40' wide road in Banjara Hills and Jubilee Hills areas.

3. The Commissioner, GHMC has further stated that some of the individual plot owners of Prashasan Nagar Layout are obtaining the building permission for construction of Ground + 4 Upper floors individual residential buildings and later converting the same into apartments and other non-residential purposes by taking undue advantage of the height permitted by the GHMC and resulting into breach of bye-laws of the Prashasan Nagar Co-operative House Building Society, Jubilee Hills and therefore the Commissioner, Greater Hyderabad Municipal Corporation has requested the government to issue necessary amendments to the G.O.Ms.No.623 MA dated:08.09.2008 prohibiting the applicability of the said G.O. to the Prashasan Nagar Co-operative House Building Society, Jubilee Hills.

4. After careful examination of the proposal of the Commissioner, Greater Hyderabad Municipal Corporation and as the Government have allotted these lands for residential purpose of All India Service officers belonging to Andhra Pradesh State Cadre and in order to prevent misuse or diversion of the land for other purposes, in partial modification to the G.O.s

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mentioned in the references 1st & 2nd read above, Government hereby order that the layout area of Prashasan Nagar Co-operative House Building Society, Jubilee Hills shall be excluded from the provisions of G.O.Ms.No.623 MA dated:08.09.2008 and the special regulations issued vide G.O.Ms.No.601, dated:05.11.1988 and as stipulated in G.O.Ms.No.423 MA dated:31.07.1998 limiting the permissible height of the residential building to 10mtrs with maximum FSI of 1:: 1 shall be applicable to the Prashasan Nagar Co-operative House Building Society, Jubilee Hills.

(BY ORDER AND IN THE NAME OF THE GOVERNOR, ANDHRA PRADESH)

**T.S.APPARAO
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Director of Town & Country Planning, A.P. Hyderabad
SF / SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER